



Solicitors & Estate Agents










Offers Over

£425,000

40 North Gyle Grove

Corstorphine | Edinburgh | EH12 8JZ

A fantastic opportunity has arisen to purchase this impressive, truly stunning extended semi-detached bungalow with extensive private garden and driveway, quietly situated within the highly sought-after Corstorphine area of Edinburgh.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

The accommodation which has been upgraded to a very high standard by the present owner would make an ideal purchase for the growing families looking for a fine family home in a sought after location. In brief the subject comprises; welcoming entrance hallway with WC and useful utility room, light and airy dual aspect reception room featuring a contemporary bar and sliding doors accessing rear garden, stunning fitted kitchen with island and breakfast bar, open plan to dining area with doors providing access to the rear garden, spacious principal bedroom with stylish en-suite shower room, further good sized bedroom with wardrobes and contemporary family bathroom with three-piece suite and shower over bath. Finally, the upstairs accommodation comprises; spacious upper landing and two well proportioned double bedrooms – one of them with fitted wardrobes. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen, washing machine and tumble dryer.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with a driveway providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.

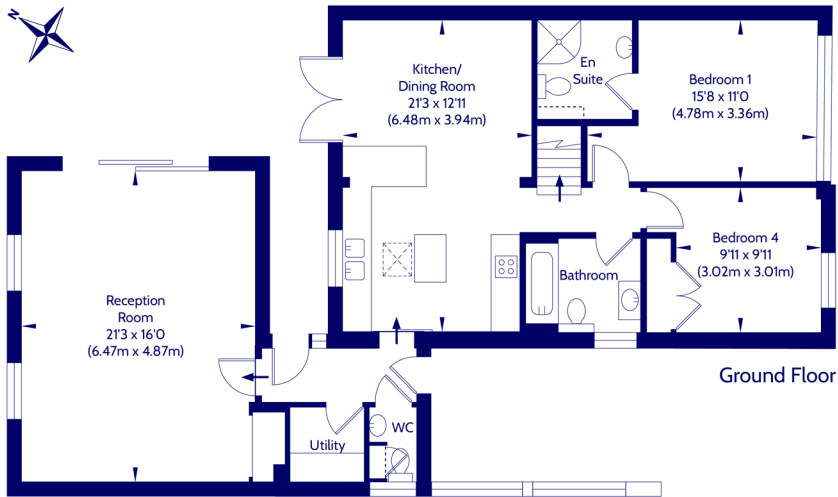




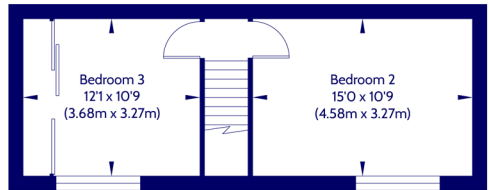
Location

The property is in the ever-popular residential area of Corstorphine, a sought after, high-amenity district lying approximately 3 miles west of Edinburgh City Centre. The area enjoys excellent transport links connecting quickly to the city, bypass, central motorway network and Edinburgh International Airport. Highly regarded schooling is available in the area from nursery to secondary level with a choice of reputable private schools also close at hand. St John's Road provides a wide range of local shops and services within easy walking distance of the property along with a choice of cafes, bars, restaurants and take-aways. Tesco Extra and Lidl Supermarkets can be found in Corstorphine with further shopping and high street stores close by at The Gyle including a large Marks & Spencer. A wealth of recreational facilities are in the area including the wonderful woodland walks of Corstorphine Hill Local Nature Reserve and walks to the Cammo Estate. A choice of leisure centres and gyms are available locally including David Lloyd on Glasgow Road and the Drum Brae Leisure Centre and swimming pool.





Approx. Internal Area 138.81 Sq M / 1494 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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